| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 223630 DEEDWARR<br>04/30/2019 08:37:30 AM 3 pgs<br>Fees: $18.00 Taxes: $875.42<br>20190430-0039592 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $236,600.00.<br>Affiant<br>Subscribed and sworn to before me, this the 17th day of April, 2019.<br>Notary Public<br><br>My commission expires: 5/30/21 |

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# SPECIAL WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Allison Garcia and Nikodemus Garcia** | **Ameris Bank** | **096070B00200CO** |
| **300 Stewarts Ferry Pike Unit 2** | **1800 Parkway Place, Ste 820** | |
| **Nashville, TN 37214** | **Marietta, GA 30067** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**FPH Investments, GP, a Tennessee Partnership**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Allison Garcia and Nikodemus Garcia, wife and husband**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 300 Stewarts Ferry Pike, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180302-0020053, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Paul J. Heil by Warranty Deed from 300 SFP, LLC, a Tennessee limited liability company of record in Instrument No. 20170509-0046145, Register's Office for Davidson County, Tennessee, dated May 3, 2017 and recorded on May 9, 2017.

Being a portion of the property conveyed to FPH Investments, GP, a Tennessee general partnership by Quitclaim deed from Paul J. Heil, married of record in Instrument No. 20180214-0014739, Register's Office for Davidson County, Tennessee, dated February 13, 2018 and recorded on February 14, 2018.

This conveyance is subject to: (1) real estate taxes and any other taxes or assessments for the year of the closing and subsequent years; (2) all conditions, covenants, restrictions, agreements, easements and planning documents of record, including the Declaration and rights of the Developer to amend the Declaration or grant easements as provided in the Declaration; and (3) existing zoning ordinances or other governmental regulations.

This is improved ( X ) unimproved (____) property known as 300 Stewarts Ferry Pike, Unit 2, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 17TH day of April, 2019:

FPH Investments, GP, a Tennessee Partnership

By: _____

Brandon Plunkett, Partner

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**STATE OF TENNESSEE** )
)
**COUNTY OF** DAVIDSON )

**CORPORATE ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Brandon Plunkett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Partner of FPH Investments, GP, a Tennessee partnership, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 17TH day of April, 2019.

My Commission Expires: 5/30/21

_____
Notary Public

20181700PSF0002

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

